Expires 21/8/07

# Development Control – Delegated Officer Report

**Application Number: ADC/0049/07** **Recommendation - Application Refused**

**Site:** **12 Arnside Close Sompting Lancing West Sussex**

**Proposal:** **Rooms in roof with side dormers**

## The Application

The application site contains a detached bungalow with brick and rendered elevations and a gabled roof. The bungalow is orientated on the plot such that the gable end fronts Arnside Close. The plot itself is triangular in shape, broadening to the rear of the site and providing a large garden area.

The application proposes to construct two roof dormers. The roof dormer on the eastern elevation measures 4m in width, 1m in height and 1.4m in depth. The roof dormer on the western elevation measures 8.6m in width, 1.4m in height and 2m in depth. All the windows on both dormers are proposed to contain obscured glass. Two additional windows, one on each gable end, are proposed to contain clear glass.

The dormers will provide two additional bedrooms and a bathroom in the roof.

## Consultations and Representations

**Consultations/Comments**
The Sompting Parish Council has no objection to the proposed development.

**Third Parties**
Two third party letters were received. One of the letters from a neighbour to the rear of the property objects to the proposal as they feel that the proposed dormers would overlook their property and have a detrimental impact on their privacy.

The second letter received from another neighbour to the rear neither objects to nor supports the application.

## Relevant Planning Policies and Guidance

Adur District Council: AG1, AH7
West Sussex Structure Plan: CH1, DEV1

## Planning Assessment

The relevant planning issues of this application are whether or not the proposal is consistent with the existing scale and character of the bungalow and the impact on the general residential amenity.

**Design and Appearance**
The application initially proposed much larger side dormers with clear glazing. On discussions with the agent, it was noted that the side dormers would directly overlook the adjoining properties to the north east and to the west of the site. Additionally the design of the dormers was considered to be unsympathetic and overbearing on the existing bungalow. Amended plans were received which propose to place obscure glass in all the dormer windows, construct two additional windows on the front and rear gable ends and reduce the size of the dormers.

Policy DEV 1 of the West Sussex Structure Plan (WSSP) notes that all development should be of a high quality design taking into account the construction, layout, scale and appearance of the area, including the use of materials and building styles. Policy AH7 of the Adur District Local Plan (ADLP) also notes that extensions and alterations to houses and bungalows should be designed to be sympathetic to both the original dwelling and the area in general. The dormers, as amended, are still considered to be of an unsympathetic design and out of keeping with the scale and appearance of the existing bungalow, contrary to the objectives of both policies DEV1 of the WSSP and AH7 of the ADLP. It is conceded that there is a very large side dormer located on the western elevation on the adjacent property at no. 10 Arnside Close. The dormers on this property however, were constructed under permitted development rights and are not therefore considered to be relevant to the assessment of the proposed dormers at no. 12 Arnside Close. Additionally it is noted that the large side dormer located on no. 10 Arnside Close is the only very large dormer in the near area and it does not, by itself, alter the predominate character of the area or provide a precedent to grant permission for further unsympathetic development.

**Residential Amenity**
The proposed dormers as amended are to be glazed with obscure glass and as such should not cause any undue overlooking impacts on either of the neighbours to the west or north east of the site. The concerns in relation to overlooking impacts as raised by the neighbour to the rear of the property are noted. Additional windows with clear glazing are proposed for each gable end of the dwelling to achieve further light into the proposed bedrooms. The proposed window at the rear gable end of the building should not cause any undue overlooking impacts as the neighbour directly in the line of site from the rear window is approximately 27m away. This distance exceeds the required distance between rear facing windows as provided by Council's Development Control Standard No. 2 'Space around New Dwellings and Flats'. All other neighbours to the rear are not in the direct line of site of the proposed rear window and should not therefore be directly overlooked. The proposed

dormers are not considered to have any other undue impacts on adjoining residential amenity by way of loss of natural light or privacy.

On balance, it is considered that the proposed dormers are unacceptable as their design is out of keeping and out of proportion with the existing character of the bungalow. The proposal would therefore detract from the appearance and character of the bungalow and the near area.

## Recommendation

REFUSE on ground that:-

B5BR 'The proposed dormers by reason of their unsympathetic and poorly-proportioned design would be out of keeping in scale and appearance with the existing dwelling and detract...'

Case Officer: MM

Date: 14/3/07